

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: James B. Bryan III Spring Hammock Infill Donation

DEPARTMENT: Leisure Services

DIVISION: Natural Lands

AUTHORIZED BY: Joe Abel

CONTACT: Lori Hartsock

EXT: 2001

MOTION/RECOMMENDATION:

Approve staff to proceed with the development of a Land Donation Agreement for 9.59 acres adjacent to the Spring Hammock Preserve, owned and offered by Mr. James Bryan III

District 5 Brenda Carey

Jim Duby

BACKGROUND:

Mr. James Bryan III recently contacted County staff and expressed a desire to donate 9.59 acres and all associated interest/easements to the Seminole County Natural Lands Division. This property is located on the northern boundary of the Spring Hammock Preserve immediately to the south of Nativity Catholic Church and west of the Florida Auto Auction with parcel identifications of 21-20-30-5AP-000-0050 and 21-20-30-5LJ-OE00-0000. Natural Land's staff has visited the site and found healthy, intact habitats with only minimal historic disturbance from a manmade pond, and pine tree harvest due to pine beetle infestation in 2001. This item was brought before the Natural Lands Advisory Committee at their meeting on December 3, 2007 and received a unanimous vote to move forward.

The current assessed value of this property is \$172,620. Staff estimates the cost to close on the donation to not exceed \$30,000 including, but not limited to, survey and title search.

STAFF RECOMMENDATION:

Staff recommends the Board approve the development of a Land Donation Agreement.

ATTACHMENTS:

1. Letter from James Bryan III
2. Minutes from Natural Lands Advisory Committee Page 1
3. Minutes from Natural Lands Advisory Committee Page 2
4. Property Appraiser Information Page 1
5. Property Appraiser Information Page 2

Additionally Reviewed By:

☒ Budget Review (Lin Polk, Lisa Spriggs)

☒ County Attorney Review (Ann Colby)

The Auto Team

Sent Via DHL Overnight Delivery

December 4, 2007

Jim Duby
Manager/Natural Lands
Seminole County Natural Lands Division
3485 North County Road, 426
Geneva, FL 32732

**RE: 9.59 Acre Parcel
Located in Seminole County, Florida**

To Whom It May Concern:

I would like to donate a piece of property to Seminole County for the benefit of the Spring Hammock Preserves. I own a 9.59 acre parcel, which includes an easement of approximately $\frac{1}{4}$ mile by 40 feet or 10+/- acres through Spring Hammock Preserves, all of which I'd like to see added to the Preserve. The property is located directly west of the Orlando Longwood Auto Auction in Seminole County. As such, please accept this letter as my formal offer of donation to the Seminole County Natural Lands Division for the benefit of the Spring Hammock Preserve.

Sincerely,

James B. Bryan III

SEMINOLE COUNTY NATURAL LANDS ADVISORY COMMITTEE

MINUTES OF MEETING December 3, 2007

ATTENDANCE:

Board Members in attendance:

Robert Bowden	Deborah Schafer
Cecilia Height	Michelle Thatcher
Jo Ann Lucarelli	Ben Tucker
Grant Maloy	Barbara Whittier
Leigh McEachern	

Staff:

Amy Raub, Jim Duby, Joseph R. Abel, Kathi Clifford

LOCATION:

County Services Building, Room 3024
1101 East First Street
Sanford, FL 32771

TIME:

Barbara Whittier called the meeting to order at 6:35 p.m. There is a quorum in attendance. Those in attendance introduced themselves.

OLD BUSINESS:

None

NEW BUSINESS:

Barbara Whittier requested nominations for chairman of the committee. Cecilia Height made a **motion to nominate Barbara Whittier for Chairman**. Michelle Thatcher seconded the motion. Ms. Whittier asked if there were any other nominations. There were none. The motion passed unanimously.

Leigh McEachern made a **motion to nominate Cecilia Height for Vice Chairman**. Ben Tucker seconded the motion. There were no additional nominations. The motion passed unanimously.

Amy Raub gave a presentation on the **current status of Natural Lands** that has become a division not just a program. There are currently nine (9 primary) properties managed by the Natural Lands Division. Ms. Raub reviewed the criteria for ranking and reviewing properties being considered for possible acquisition.

Ms. Raub gave an overview of the **properties to be considered for acquisition**. The Spring Hammock Infill is a 9.59 acre donation request. The Logue

SEMINOLE COUNTY NATURAL LANDS ADVISORY COMMITTEE MINUTES OF MEETING December 3, 2007

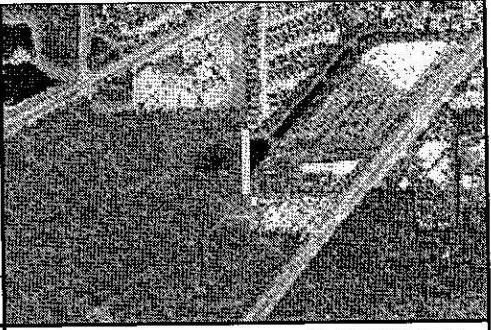
Property is 20 acres being made available by a willing seller. Ms. Raub turned the floor over to Ms. Whittier.

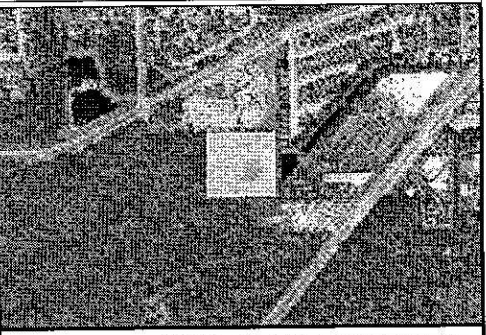
Ms. Whittier asked the committee if there were any questions regarding the Spring Hammock property. There was discussion regarding environmental issues, habitat and clarification of all property being offered. Robert Bowden made a **motion to accept the donation of the Spring Hammock Infill** 9.59 acres with clarification of the inclusion or exclusion of the easement with property ID# 21-20-30-5LJ-0E00-0000 that the Property Appraisers office reflects as owned by the same person. Cecilia Height seconded the motion. The motion passed unanimously.

Ms. Whittier asked the committee if there were any questions regarding the Logue property. Extensive, in-depth discussions ensued. Leigh McEachern made a **motion for the committee to visit the site on January 12, 2008**, at 9:00 a.m. Michelle Thatcher seconded the motion. The motion passed unanimously. Ms. Raub will contact the property owner and email the committee members with directions.

Michelle Thatcher made a **motion to adjourn** the meeting. Leigh McEachern seconded the motion. The motion passed unanimously.

The meeting was **adjourned** at 8:05 p.m.

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508																				
GENERAL Parcel Id: 21-20-30-5LJ-0E00-0000 Owner: BRYAN JAMES B III Mailing Address: PO BOX 181999 City,State,ZipCode: CASSELBERRY FL 32718 Property Address: Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: N.-INFORMATION/REFERENC		2008 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$10 Land Value Ag: \$0 Just/Market Value: \$10 Assessed Value (SOH): \$10 Exempt Value: \$0 Taxable Value: \$10 Tax Estimator Tax Reform Calculator																		
SALES Deed Date Book Page Amount Vac/Imp Qualified Find Sales within this DOR Code		2007 VALUE SUMMARY 2007 Tax Bill Amount: \$0 2007 Taxable Value: \$10 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																		
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